



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, November 14, 2023 BZA Meeting

Presented for approval: December 12, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, November 14, 2023 at Westfield City Hall.

Active Links for this meeting:

[November 14, 2023 BZA Agenda & Exhibits](#)

[November 14, 2023 BZA YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner;
Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF 2024 SCHEDULE OF BZA MEETINGS

Boller motioned to approve the 2024 Schedule of BZA Meetings.

Hatfield seconded. Motion passed. Vote 4-0.

APPROVAL OF MINUTES

Fortier motioned to approve the October 10, 2023 Minutes.

Hatfield seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2311-VU-12 [PUBLIC HEARING]

[YouTube Time: 3:26](#)

518 East Main Street

Hoosier Motors, LLC by Church Church Hittle + Antrim

The Petitioner requests to extend an existing Variance of Use permitting automobile sales on 0.57 acres +/- in the
SF3: Single-Family Medium Density District (Article 13.2)

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA questions / Staff & Petitioner responses.

Public Hearing for 2311-VU-12 opened at 7:08 p.m.

- No public comments.

Public Hearing for 2311-VU-12 closed at 7:09 p.m.

Boller motioned to approve 2311-VU-12 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2311-VU-12.

Fortier seconded. Motion passed. Vote 4-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2311-VS-26 [PUBLIC HEARING]

[YouTube Time: 15:25](#)

2929 Cork Court

Jason Miller by Homes by CM Watson

The Petitioner requests a Variance of Development Standard to encroach four (4) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate an attached garage addition on 0.49 acres +/- in the Oak Manor Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation.

Public Hearing for 2311-VS-26 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2311-VS-26 closed at 7:18 p.m.

BZA questions / Petitioner responses.

Fortier motioned to approve 2311-VS-26 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2311-VS-26.

Fortier seconded. Motion passed. Vote 4-0.

2311-VS-27 [PUBLIC HEARING]

[YouTube Time: 21:26](#)

18332 Lakes End Court

Fox Pools of Indianapolis

The Petitioner requests a Variance of Development Standard to encroach fifteen (15) feet into the twenty-five foot Minimum Rear Yard setback on 0.36 acres +/- in the Andover Planned Unit Development (PUD) District to accommodate a swimming pool and deck.

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation: Gillingham acknowledged the update from eighteen feet (18) encroachment listed on the agenda to the corrected fifteen (15) feet encroachment.

Public Hearing for 2311-VS-27 opened at 7:23 p.m.

- No public comments.
- One submitted comment prior to the meeting.

Public Hearing for 2311-VS-27 closed at 7:25 p.m.

BZA questions / Petitioner responses.

Fortier motioned to approve 2311-VS-27 subject to the recommended conditions stated in the motion including the amendment of the fifteen (15) foot encroachment.

Boller seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2311-VS-27.

Fortier seconded. Motion passed. Vote 4-0.

2311-VS-28 [PUBLIC HEARING]

[YouTube Time: 32:38](#)

19001 Crestview Court

Scott and Melinda Tierney

The Petitioners request Variances of Development Standard to modify Minimum Lot Area, Lot Frontage, and Front Yard setback standards for a legal nonconforming lot and to encroach sixteen (16) feet into the thirty (30) foot Minimum Side Yard setback to permit an attached addition on 0.46 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 4.2(C), 4.2(D), 4.2(E)(1)(b) & 4.2(E)(2).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation.

Public Hearing for 2311-VS-28 opened at 7:34 p.m.

- No public comments.

Public Hearing for 2311-VS-28 closed at 7:36 p.m.

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BZA questions / Petitioner responses.

Boller motioned to approve 2311-VS-28 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2311-VS-28.

Boller seconded. Motion passed. Vote 4-0.

2311-VS-29 [PUBLIC HEARING]

[*YouTube Time: 40:32*](#)

15547 Hidden Oaks Lane

Outdoor Environments Group

The Petitioner requests a Variance of Development Standard to encroach eleven (11) feet into the forty (40) foot Minimum Rear Yard Setback on 0.48 acres +/- in the Bridgewater Planned Unit Development (PUD) District
(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2311-VS-29 opened at 7:43 p.m.

- One public comment.

Public Hearing for 2311-VS-29 closed at 7:46 p.m.

BZA questions / Petitioner responses / Staff responses.

Fortier motioned to approve 2311-VS-29 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2311-VS-29.

Fortier seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[*YouTube Time: 51:07*](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 4-0.

The meeting adjourned at 7:56 p.m.

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Signature Page for BZA Minutes for November 14, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director